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DEPARTMENT OF PLANNING AND LAND USE

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September 16, 2010

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. March, 2010)

1. Title; Project Number(s); Environmental Log Number:

Emerald Hill Minor Subdivision; 3200 21057 (TPM); Log No. 07-02-005

2. Lead agency name and address:

County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B,
San Diego, CA 92123-1666

3. a. Contact Kristina Jeffers, Project Manager
b. Phone number: (858) 694-2604
c. E-mail: kristina.jeffers@sdcounty.ca.gov.

4. Project location:

The project is located on the 600 block of Emerald Hill Road (north of North River Road) in the Bonsall Community Planning Area, within unincorporated San Diego County.

Thomas Brothers Coordinates: Page 1067, Grid H/3, H/4

5. Project Applicant name and address:

Touchstone Development, Inc.
10755 Scripps Poway Parkway, Suite 590

San Diego, CA 92131

6. General Plan Designation
 Community Plan: Bonsall
 Land Use Designation: Estate Residential (17)
 Density: 1 du/2, 4 acres
7. Zoning
 Use Regulation: Rural Residential (RR.5)
 Minimum Lot Size: 2 acres
 Special Area Regulation: None

8. Description of project

The project is a residential minor subdivision to subdivide 19.91 acres into 4 parcels plus a remainder, ranging in size from 2.47 to 8.13 acres. The project site is located on the 600 block of Emerald Hill Road in the Bonsall Community Planning Group, within unincorporated San Diego County. The site is subject to the General Plan Regional Category (EDA) Estate Development Area, Land Use Designation (17) Estate Residential. Zoning for the site is RR.5; Rural Residential. The site currently has one single family residence, which is to remain, and one mobile home, which is to be removed. Access would be provided by a private road/driveway connecting to North River Road. A secondary access road connecting to a frontage road off of SR-76 will be constructed as a part of the project. The project would be served by on-site septic systems and imported water from the Rainbow Municipal Water District. Earthwork will consist of cut of 7,850 cubic yards of material and fill of 13,350 cubic yards of material.

9. Surrounding land uses and setting:

Lands surrounding the project site are used for single-family residential and/or agriculture. The topography of the project site and adjacent land is relatively hilly. The site is, for the most part, higher than the surroundings lands. The site is located within two thirds of a mile of State Route 76.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
Habitat Loss Permit	County of San Diego
Tentative Parcel Map	County of San Diego
Variance	County of San Diego
County Right-of-Way Permits Construction Permit	County of San Diego

Encroachment Permit	
Grading Permit	County of San Diego
Improvement Plans	County of San Diego
Remandment of Relinquished Access Rights	County of San Diego
Septic Tank Permit	County of San Diego
State Highway Encroachment Permit	CalTrans
General Construction Storm water Permit	RWQCB
Waste Discharge Requirements Permit	RWQCB
Water District Approval	Rainbow Municipal Water District
Fire District Approval	North County Fire Protection District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a “Potentially Significant Impact” or a “Less Than Significant With Mitigation Incorporated,” as indicated by the checklist on the following pages.

- .. [Aesthetics](#)
- .. [Agriculture and Forest Resources](#)
- .. [Air Quality](#)
- p [Biological Resources](#)
- p [Cultural Resources](#)
- .. [Geology & Soils](#)
- .. [Greenhouse Gas Emissions](#)
- p [Hazards & Haz. Materials](#)
- .. [Hydrology & Water Quality](#)
- .. [Land Use & Planning](#)
- .. [Mineral Resources](#)
- p [Noise](#)
- .. [Population & Housing](#)
- .. [Public Services](#)
- .. [Recreation](#)
- p [Transportation/Traffic](#)
- .. [Utilities & Service Systems](#)
- .. [Mandatory Findings of Significance](#)

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- .. On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- p On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Signature

Kristina Jeffers

Printed Name

Date

Land Use/Environmental Planner

Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | | | |
|----|----------------------------------------------------|----------|------------------------------|
| .. | Potentially Significant Impact | .. | Less than Significant Impact |
| .. | Less Than Significant With Mitigation Incorporated | p | No Impact |

Discussion/Explanation:

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

No Impact: The project site is located on Emerald Hill Road, north of North River Road, and adjacent to SR-76. Based on a site visit by County staff Tim Taylor on April 27, 2007 the proposed project is not located near or within, or visible from, a scenic vista and will not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view. Therefore, the proposed project will not have an adverse effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | | | |
|----|----------------------------------------------------|----------|------------------------------|
| .. | Potentially Significant Impact | .. | Less than Significant Impact |
| .. | Less Than Significant With Mitigation Incorporated | p | No Impact |

Discussion/Explanation:

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic ([Caltrans - California Scenic Highway Program](#)). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

No Impact: Based on a site visit completed by Tim Taylor on April 27, 2007 the proposed project is not located near or visible within the composite viewshed of a State scenic highway and will not damage or remove visual resources within a State scenic highway. The project site is located on Emerald Hill Road, north of North River Road, and adjacent to SR-76. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | | | |
|----|----------------------------------------------------|----|------------------------------|
| .. | Potentially Significant Impact | p | Less than Significant Impact |
| .. | Less Than Significant With Mitigation Incorporated | .. | No Impact |

Discussion/Explanation:

Less Than Significant Impact: Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding can be characterized as rural and semi-rural residential.

The proposed project is low density residential. The project is compatible with the existing visual environment's visual character and quality for the following reasons: the project will be a use and design in keeping with the existing surrounding properties. However, the proposed project will have slope and other landscaping.

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the viewshed surrounding the project and will not contribute to a cumulative impact for the following reasons: the area does not lie within a sensitive viewshed and the project will involve grading and development in keeping with the surrounding properties. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | | | |
|----|----------------------------------------------------|----|------------------------------|
| .. | Potentially Significant Impact | .. | Less than Significant Impact |
| .. | Less Than Significant With Mitigation Incorporated | p | No Impact |

Discussion/Explanation:

No Impact:

The project does not propose any use of outdoor lighting or building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors. Therefore, the project will not create any new sources of light pollution that could contribute to skyglow, light trespass or glare and adversely affect day or nighttime views in area.

II. AGRICULTURE AND FORESTRY RESOURCES -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: Due to the presence of onsite agricultural resources, approximately 6.5 acres of citrus crops, the County agricultural resources specialist, Katie Hughes, evaluated the site to determine the importance of the resource based on the County's Local Agricultural Resources Assessment (LARA) model which takes into account local factors that define the importance of San Diego County agricultural resources. The LARA model considers the availability of water resources, climate, soil quality, surrounding land use, topography, and land use or parcel size consistency between the project site and surrounding land uses. A more detailed discussion of the LARA model can be found in the Guidelines for Determining Significance for Agricultural Resources at <http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/AG-Guidelines.pdf>.

Based on the results of the LARA Model, the site is not considered an important agricultural resource. The site received a low rating for soil quality, land use consistency, and slope. The site received a high rating for climate, water and surrounding land use. To be considered an important agricultural resource under the LARA model, a soil rating of either high or moderate must be present. Therefore, the site's low soil quality rating means that the site is not an important agricultural resource according to the LARA model.

The project proposes to subdivide approximately 19.91 acre parcel into 5 residential lots which will result in parcel sizes ranging from 2.47 to 8.13 acres. In San Diego County economically productive agriculture is conducted on small farms, with 63 percent of

farms ranging from 1 to 9 acres in size (County of San Diego Crop Statistics & Annual Report, 2005), and 77 percent of farmers living on their farms (USDA National Agricultural Statistics Services , 2002 Census of Agriculture).

Therefore, based on the fact that resulting parcel sizes will be large enough to can accommodate future agricultural uses, agriculture will remain a viable activity on the project site and no potentially significant project or cumulative level conversion of agricultural resources to a non-agricultural use will occur as a result of this project.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

..	Potentially Significant Impact	Ⓟ	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project site is zoned A70; Limited Agriculture, which is considered to be an agricultural zone. However, the proposed project will not to result in a conflict in zoning for agricultural use, because single family residences are a permitted use in agricultural zones and will not create a conflict with existing zoning for agricultural use. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

..	Potentially Significant Impact	..	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	Ⓟ	No Impact

Discussion/Explanation:

No Impact: The project site including offsite improvements do not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project is consistent with existing zoning and a rezone of the property is not proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

- d) Result in the loss of forest land , conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

.. Potentially Significant Impact	.. Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	b No Impact

Discussion/Explanation:

No Impact: The project site including any offsite improvements do not contain any forest lands as defined in Public Resources Code section 12220(g), therefore project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

.. Potentially Significant Impact	b Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	.. No Impact

Discussion/Explanation:

Less Than Significant Impact: The project site and surrounding area within a radius of 1 mile has Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance. As a result, the proposed project was reviewed by Katie Hughes and was determined not to have significant adverse impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance or active agricultural operations to a non-agricultural use for the following reasons:

The area surrounding the project site is comprised of agriculture, estate style residential developments, and native habitat land uses. The project, which proposes the creation of four single family residences, is compatible with the existing land use and will not introduce new land uses that do not currently exist in the area.

Existing surrounding and onsite agricultural land uses are comprised largely of avocado and citrus groves. Avocado and citrus groves are versatile crops which, in San Diego County and the local area, are found interspersed amongst residential land uses, and create minimal land use conflicts and nuisance effects in comparison to more intensive agricultural uses.

The proposed parcel sizes range from 2.47 acres to 20.40 acres, with an average parcel size of 6.4 acres. The 2005 Crop Statistics and Annual Report states that in San Diego County, economically productive agriculture is conducted on small farms, with 63 percent of farms ranging from 1 to 9 acres in size (page 23, 2005). Parcels of these sizes ensure that agriculture will remain a viable activity on the project site.

Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact:

The project proposes development that was anticipated in SANDAG growth projections used in development of the RAQS and SIP. Operation of the project will result in emissions of ozone precursors that were considered as a part of the RAQS based on growth projections. As such, the proposed project is not expected to conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below the screening levels, and subsequently will not violate ambient air quality standards.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR)

in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

Less Than Significant Impact:

The project proposes the creation of five residential lots which result in five single family dwellings and the grading associated with those dwellings. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the LUEG guidelines for determining significance. In addition, the vehicle trips generated from the project will result in 60 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O₃). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM₁₀) under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills,

agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Less Than Significant Impact: Air quality emissions associated with the project include emissions of PM₁₀, NO_x and VOCs from construction/grading activities, and also as the result of increase of traffic from project implementation. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, localized and temporary resulting in PM₁₀ and VOC emissions below the screening-level criteria established by the LUEG guidelines for determining significance. The vehicle trips generated from the project will result in 60 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the LUEG guidelines for determining significance.

In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The proposed project as well as the past, present and future projects within the surrounding area, have emissions below the screening-level criteria established by the LUEG guidelines for determining significance, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM₁₀, or any O₃ precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly

Less Than Significant Impact: The project will introduce the following new “sensitive receptors” into the project area: five residential homesites. However, based on consultation with DPLU staff air quality specialist and a site visit conducted by Tim Taylor on April 27, 2007, the project is not located within a quarter-mile (the radius

determined by the SCAQMD in which the dilution of pollutants is typically significant) of any identified point source of significant emissions. Similarly, the project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near carbon monoxide hotspots. In addition, the project will not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because proposed project as well as the listed projects have emissions below the screening-level criteria established by the LUEG guidelines for determining significance.

e) Create objectionable odors affecting a substantial number of people?

..	Potentially Significant Impact	..	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	p	No Impact

Discussion/Explanation:

No Impact: No potential sources of objectionable odors have been identified in association with the proposed project. As such, no impact from odors is anticipated.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

..	Potentially Significant Impact	..	Less than Significant Impact
p	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, a site visit by Monica Bilodeau in December 2007, and a Biological Resources Report (Pacific Southwest Biological Services, 2010), the site and surrounding area supports the following vegetation communities: 1.48 acres of Diegan coastal sage scrub, 1.39 acres of non-native grassland, 0.02 acres of disturbed/developed land, and 16.51 acres of orchard. No sensitive plant species and one (1) sensitive wildlife species were observed on site: turkey vulture. Protocol California gnatcatcher surveys were performed in May 2007 with negative results. The site is not suitable for Stephens' kangaroo rat and arroyo toad. The project will impact all habitat on-site through the construction of roads, houses, and fire-clearing associated with residential development. To mitigate for loss of coastal sage scrub habitat on site, off-site purchase of coastal sage scrub at a 1:1 ratio is required. Impacts

to non-native grassland will be mitigated through the off-site purchase of non-native grassland at a 0.5:1 ratio.

The historical use of the project site included an orchard, and over 85% of the land is currently mapped as agriculture, disturbed or developed. Lands to the west, north, and south are impacted by existing residential development and agricultural uses. Although a large block of undeveloped land and habitat is located to the east, just east of Mission Rd. /SR-76 the project site is not directly connected to this land, as SR 76 bisects the project site from any undeveloped land.

The Southern California Coastal Sage Scrub Natural Communities Conservation Planning Process Guidelines were developed to protect coastal sage scrub habitat on enrolled lands within the region. The County's Habitat Loss Permit process accounts for the cumulative loss of coastal sage scrub habitat by only allowing for 5% loss of the habitat. This project will not exceed the 5% loss of coastal sage scrub. The on-site habitats were evaluated under the Southern California Coastal Sage Scrub (CSS) Natural Community Conservation Planning (NCCP) Process Guidelines (CDFG, November 1993) and are considered low potential value for long-term conservation as determined by criteria established under the NCCP Logic Flow Chart. Although the site has a low probability of supporting some populations of breeding birds, clearing of habitat for development will not be permitted during the breeding season for migratory birds and raptors. Prior to any habitat impacts, the following off-site habitats will be purchased within North County: Diegan coastal sage scrub at a 1:1 ratio, and non-native grassland at a 0.5:1 ratio. The purchase of off-site habitat at these ratios within a larger preserved habitat area will reduce this project's contribution to cumulative biological impacts by contributing to the development of large, biologically viable areas that support candidate, sensitive, or special status species.

Therefore, staff has determined that although the site supports native biological habitat, implementation of the mitigation measures described above will ensure that removal of this habitat will not result in substantial adverse effects, or have a cumulatively considerable impact to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

..	Potentially Significant Impact	..	Less than Significant Impact
p	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: The site contains four ephemeral drainages on site that do not meet the criteria for a wetland under the County of San Diego Resource Protection Ordinance. They do not contain hydrophytic riparian habitat, lack bed and bank, and do not have wetland soil characteristics. The project has been conditioned to obtain the following permits or provide evidence from the respective resource agency that such an agreement or permit is not required: (1) a Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers and (2) a Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Game.

The following sensitive habitat lands were identified on the site: Diegan coastal sage scrub, and non-native grassland. As detailed in response a) above, direct, indirect and cumulative impacts to sensitive natural communities identified in the County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Game Code, and Endangered Species Act are considered less than significant through the implementation of off-site habitat purchases.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

..	Potentially Significant Impact	..	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	p	No Impact

Discussion/Explanation:

No Impact: Based on a site visit conducted by County staff, and as supported by the Biological Resources Report dated July 2010 and prepared by Pacific Southwest Biological Services, it has been determined to contain four ephemeral drainages. However, the project will not impact through, discharging into, directly removing, filling, or hydrologically interrupting, any federally protected wetlands supported on the project site. The project proposes complete avoidance. Therefore, no significant impacts will occur to wetlands or waters of the U.S. as defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less than Significant Impact: The project site does not function as a wildlife corridor due to existing development to the north, west and south. Therefore, the project will not interfere with the movement of any native fish or wildlife species. The site contains vegetation communities that could provide nursery sites for birds and smaller native wildlife. These communities are interspersed with agricultural development and surrounded by residential development on off-site parcels. Biological surveys performed by Pacific Southwest Biological Services did not observe significant numbers or diversity of animal species, and the site is unlikely to support significant native wildlife nursery sites. To avoid direct impacts to nesting birds, clearing of habitat for development will not be permitted during the breeding season for migratory birds and raptors. With the breeding season restriction and off-site habitat purchases required for mitigation of direct project impacts, this project's contribution to any cumulative impact will be rendered less than cumulatively considerable and will contribute to the development of large, biologically viable areas that provide wildlife corridors and native wildlife nursery sites.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: Refer to the attached Ordinance Compliance Checklist dated August 16, 2010 for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

..	Potentially Significant Impact	..	Less than Significant Impact
----	--------------------------------	----	------------------------------

.. Less Than Significant With Mitigation Incorporated p No Impact

Discussion/Explanation:

No Impact: Based on an analysis of records and a survey of the property by a County of San Diego qualified archaeologist, Brian F. Smith of Brian F. Smith and Associates, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in a cultural resources report titled, *"Negative Cultural Resources Survey Report: the Emerald Hills Project: San Diego County, California, APN 126-250-23; TPM 21057; Environmental Log No. 07-02-005,"* dated March 23, 2010, prepared by Brian F. Smith of Brian F. Smith and Associates.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

.. Potentially Significant Impact .. Less than Significant Impact
 p Less Than Significant With Mitigation Incorporated .. No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: Based on an analysis of records and a survey of the property by a County of San Diego qualified archaeologist, Brian F. Smith of Brian F. Smith and Associates, it has been determined that there are no impacts to archaeological resources because they do not occur within the project site. The results of the survey are provided in a cultural resources report titled, *"Negative Cultural Resources Survey Report: The Emerald Hills Project: San Diego County, California, APN 126-250-23; TPM 21057; Environmental Log No. 07-02-005,"* dated June 14 2007, prepared by Brian F. Smith of Brian F. Smith and Associates.

However, because of the presence of at least 15 recorded archaeological sites and isolates within the vicinity, a condition of approval of this tentative parcel map will be the requirement for an archaeological monitor during all earth-disturbing activities. Grading monitoring, consisting of a County-approved archaeologist and Native American observer will be a required condition of project approval because of the proximity of known archaeological sites in the area.

A sacred lands check was received from the Native American Heritage Commission (NAHC) on May 30, 2007. Staff contacted the Native American groups and individuals provided by the NAHC on December 3, 2007 to further investigate whether they have knowledge of sacred lands occurring on the parcel. No responses were received.

- c) Directly or indirectly destroy a unique geologic feature?

- | | |
|-------------------------------------------------------|---------------------------------|
| .. Potentially Significant Impact | .. Less than Significant Impact |
| .. Less Than Significant With Mitigation Incorporated | p No Impact |

Discussion/Explanation:

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

No Impact: The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

d) Directly or indirectly destroy a unique paleontological resource or site?

- | | |
|-------------------------------------------------------|---------------------------------|
| .. Potentially Significant Impact | .. Less than Significant Impact |
| .. Less Than Significant With Mitigation Incorporated | p No Impact |

Discussion/Explanation:

No Impact: A review of the County's Paleontological Resources Maps indicates that the project is located entirely on plutonic igneous rock and has no potential for producing fossil remains.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|-------------------------------------------------------|---------------------------------|
| .. Potentially Significant Impact | .. Less than Significant Impact |
| .. Less Than Significant With Mitigation Incorporated | p No Impact |

Discussion/Explanation:

No Impact:

Based on an analysis of records and a survey of the property by a County of San Diego qualified archaeologist, Brian F. Smith of Brian F. Smith and Associates, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. The results of the survey are provided in an archaeological

survey report entitled, “*Negative Cultural Resources Survey Report: The Emerald Hills Project: San Diego County, California, APN 126-250-23; TPM 21057; Environmental Log No. 07-02-005*,” dated March 23, 2010, prepared by Brian F. Smith of Brian F. Smith and Associates.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

.. Potentially Significant Impact	.. Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	b No Impact

Discussion/Explanation:

No Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

- ii. Strong seismic ground shaking?

.. Potentially Significant Impact	b Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	.. No Impact

Discussion/Explanation:

Less Than Significant Impact: To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

- iii. Seismic-related ground failure, including liquefaction?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the liquefaction potential at the site is low. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be there will be a less than significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction. In addition, since liquefaction potential at the site is low, earthquake-induced lateral spreading is not considered to be a seismic hazard at the site and impacts would be less than significant.

iv. Landslides?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: : The project site is not within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Since the project is not located within an identified Landslide Susceptibility Area and the geologic environment has a low probability to become unstable, the project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides. Also, staff geologist Jim Bennett has determined that the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity.

b) Result in substantial soil erosion or the loss of topsoil?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: According to the Soil Survey of San Diego County, the soils on-site are identified as Fallbrook Sandy Loam and Vista Coarse Sandy Loam that has a soil erodibility rating of severe as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes.
- The project has prepared a Storm water Management Plan dated July 7, 2010, prepared by Snipes-Dye and Associates. The plan includes the following Best Management Practices to ensure sediment does not erode from the project site: silt fence, fiber rolls, storm drain inlet protection, stockpile management, solid waste management, stabilized construction entrance/exit, dewatering operations, vehicle and equipment maintenance, gravel bag berm, material delivery and storage, spill prevention and control, concrete waste management, paving and grinding operations.
- The project involves grading. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project involves 21,200 cubic yards of grading that would result in the creation of areas of cut and areas underlain by fill. In order to assure that any proposed buildings (including those proposed on the project site) are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project is located on expansive soils as defined within Table 18-1-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site are Fallbrook Sandy Loam and Vista Coarse Sandy Loam. However the project will not have any significant impacts because the project is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create substantial risks to life or property.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project involves five proposed on-site wastewater systems. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." DEH approved the project's OSWS on September 9, 2010. Therefore, the project has soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized, local public agency. In addition, the project will comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG

emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, halocarbons (HFCs), and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources. A regional GHG inventory prepared for the San Diego Region¹ identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 46% of the total regional emissions. Electricity and natural gas combustion were the second (25%) and third (9%) largest regional contributors, respectively, to regional GHG emissions.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

According to the San Diego County Greenhouse Gas Inventory (2008), the region must reduce its GHG emissions by 33 percent from “business-as-usual” emissions to achieve 1990 emissions levels by the year 2020. “Business-as-usual” refers to the 2020 emissions that would have occurred in the absence of the mandated reductions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. Development of regional targets is underway and SANDAG is in the process of preparing the region’s Sustainable Communities Strategy (SCS) which will be a new element of the 2050 Regional Transportation Plan (RTP). The strategy will identify how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

¹ San Diego County Greenhouse Gas Inventory: An Analysis of Regional Emissions and Strategies to Achieve AB 32 Targets. University of San Diego and the Energy Policy Initiatives Center (EPIC), September 2008.

In addressing the potential for a project to generate GHG emissions that would have a potentially significant cumulative effect on the environment, a 900 metric ton threshold was selected to identify those projects that would be required to calculate emissions and implement mitigation measures to reduce a potentially significant impact. The 900 metric ton screening threshold is based on a threshold included in the CAPCOA white paper² that covers methods for addressing greenhouse gas emissions under CEQA. The CAPCOA white paper references the 900 metric ton guideline as a conservative threshold for requiring further analysis and mitigation. The 900 metric ton threshold was based on a review of data from four diverse cities (Los Angeles in southern California and Pleasanton, Dublin, and Livermore in northern California) to identify the threshold that would capture at least 90% of the residential units or office space on the pending applications list. This threshold will require a substantial portion of future development to minimize GHG emissions to ensure implementation of AB 32 targets is not impeded. By ensuring that projects that generate more than 900 metric tons of GHG implement mitigation measures to reduce emissions, it is expected that a majority of future development will contribute to emission reduction goals that will assist the region in meeting its GHG reduction targets.

It should be noted that an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant cumulative impact. CEQA Guidelines Section 15130(f) states that an EIR shall analyze greenhouse gas emissions resulting from a proposed project when the incremental contribution of those emissions may be cumulatively considerable.

The project is a 5-lot residential subdivision and is expected to generate less than 900 metric tons of GHG emissions based on estimates of GHG emissions for various project types included in the CAPCOA white paper³. Emissions from the project will be generated from vehicle trips, water consumption, waste generation and disposal, and residential fuel combustion. The project's GHG emissions are found to have a less than cumulatively considerable contribution to GHG emissions because the project will generate less than 900 metric tons of GHGs.

Furthermore, projects that generate less than 900 metric tons of GHG, will also participate in emission reductions because air emissions including GHGs are under the purview of CARB (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to

² See CAPCOA White Paper : "CEQA & Climate Change: *Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*" January 2008 (<http://www.capcoa.org/rokdownloads/CEQA/CAPCOA%20White%20Paper.pdf>).

³ 900 metric tons of GHG emissions are estimated to be generated by 50 Single Family Residential units, 70 apartments/condos, 35,000 sf of general commercial/office, 11,000 sf of retail, or 6,300 sf of supermarket/grocery space.

increased fuel economy standards and emission reductions⁴, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources⁵. As a result, even the emissions that result from projects that produce less than 900 metric tons of GHG will be subject to emission reductions. Likewise, the project would also participate in the mandated emissions reductions through energy and resource use that is subject to emission reduction mandates beyond “business-as-usual.”

Therefore, it is determined that the project would result in less than cumulatively considerable impacts associated with GHG emissions and no mitigation is required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and

⁴ On September 15, 2009, the United States Environmental Protection Agency (EPA) and the Department of Transportation’s National Highway Safety Administration (NHTSA) proposed a national program to reduce GHG emissions and improve fuel economy for new cars and trucks sold in the United States. The proposed standards would cut CO₂ emissions by an estimated 950 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program.

⁵ California’s Renewable Portfolio Standard (RPS) requires electric corporations to increase procurement from eligible renewable energy resources by at least 1% of their retail sales annually, until they reach 20% by 2010. In 2008, the governor signed Executive Order S-14-08 (EO) to streamline California’s renewable energy project approval process and increase the state’s Renewable Energy Standard to 33% renewable power by 2020. The Air Resources Board is in the process of developing regulations to implement the 33% standard known as the California Renewable Electricity Standard (RES).

transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. Development of regional targets is underway and SANDAG is in the process of preparing the region's Sustainable Communities Strategy (SCS) which will be a new element of the 2050 Regional Transportation Plan (RTP). The strategy will identify how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego is currently in the process of updating its General Plan and incorporating associated climate change policies. These policies will provide direction for individual development projects to reduce GHG emissions and help the County meet its GHG emission reduction targets.

Until local plans are developed to address greenhouse gas emissions, such as a local Sustainable Communities Strategy and updated General Plan Policies, the project is evaluated to determine whether it would impede the implementation of AB 32 GHG reduction targets. For the reasons discussed in the response to question VII.a), the project would not impede the implementation of AB 32 reduction targets. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

..	Potentially Significant Impact	..	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	b	No Impact

Discussion/Explanation:

No Impact: The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite and therefore would not create a hazard related

to the release of asbestos, lead based paint or other hazardous materials from demolition activities.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

.. Potentially Significant Impact	.. Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	p No Impact

Discussion/Explanation:

No Impact: The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

.. Potentially Significant Impact	.. Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	p No Impact

Discussion/Explanation:

No Impact: Based on a site visit and regulatory database search, the project site has not been subject to a release of hazardous substances. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the project would not create a significant hazard to the public or environment.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

.. Potentially Significant Impact	.. Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	p No Impact

Discussion/Explanation:

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

.. Potentially Significant Impact	.. Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	p No Impact

Discussion/Explanation:

No Impact: The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

.. Potentially Significant Impact	p Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	.. No Impact

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan will not be interfered with because the project is not located within a dam inundation zone.

- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards will occur during the Tentative Parcel Map and building permit process. The project has proposed a secondary access road because the existing primary access exceeding dead end length required by Title 14 and the County Fire Code. Also, a Fire Service Availability Letter and conditions, dated August 25, 2010, have been received from the North County Fire Protection District. The conditions from the North County Fire Protection District include: 100' (100 feet) of clearing required around all structures. The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be less than 5 minutes. The Maximum Travel Time allowed pursuant to the County Public Facilities Element is 10 minutes. Therefore, based on the review of the project by County staff, through compliance with the Consolidated Fire Code and through compliance with the North County Fire Protection District's conditions, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

..	Potentially Significant Impact	..	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	p	No Impact

Discussion/Explanation:

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by Tim Taylor on April 27, 2007 there are none of these uses on adjacent properties. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any waste discharge requirements?

- | | | | |
|----|----------------------------------------------------|----|------------------------------|
| .. | Potentially Significant Impact | p | Less than Significant Impact |
| .. | Less Than Significant With Mitigation Incorporated | .. | No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes a 4-lot subdivision with a designated remainder parcel which requires an NPDES General Permit for Discharges of Storm Water associated with construction activities. The project applicant has provided a copy of a Stormwater Management Plan (Snipe-Dye Associates, July 7, 2010) which demonstrates that the project will comply with all requirements of the NPDES General Permit. The project site proposes and will be required to implement the following site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff: rural swales, curb cuts to landscaping, pitch pavements toward landscaping, downspout to swale, reuse of native soil, smart irrigation systems, minimize cut and fill to reduce slope lengths, rounding and shaping slopes to reduce concentrated flow. These measures will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. [R9-2007-0001](#)), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Finally, the project's conformance to the waste discharge requirements listed above ensures the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to Countywide watershed standards in the JURMP and SUSMP, derived from State regulation to address human health and water quality concerns. Therefore, the project will not contribute to a cumulatively considerable impact to water quality from waste discharges.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project lies in the 3.12 Bonsall hydrologic subarea, within the 903/San Luis Rey hydrologic unit. According to the Clean Water Act Section 303(d) list, June 2007, although the mouth of the San Luis Rey impaired for coliform bacteria, no portion of the San Luis Rey River, which is tributary to the Pacific Ocean, is impaired. Constituents of concern in the San Luis Rey River watershed include coliform bacteria, nitrate, sediment, and pesticides.

The project proposes the following activities that are associated with these pollutants: construction activities associated with single family dwellings. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters: rural swales, curb cuts to landscaping, pitch pavements toward landscaping, downspout to swale, reuse of native soil, smart irrigation systems, minimize cut and fill to reduce slope lengths, rounding and shaping slopes to reduce concentrated flow.

The proposed BMPs are consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, Incorporated Cities of San Diego County, and San Diego Unified Port District includes the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by

project category, what Dischargers must do to comply with the Ordinance and to receive permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects to follow which intend to improve water quality from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Storm water Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

The project lies in the 3.12 Bonsall hydrologic subarea, within the 903/San Luis Rey hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: municipal and domestic supply; agricultural supply; industrial process supply; industrial service supply; freshwater replenishment; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; marine habitat; migration of aquatic organisms; and, rare, threatened, or endangered species habitat.

The project proposes the following potential sources of polluted runoff: construction activities associated with single family dwellings. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses: rural swales, curb cuts to landscaping, pitch pavements toward landscaping, downspout to swale, reuse of native soil, smart irrigation systems, minimize cut and fill to reduce slope lengths, rounding and shaping slopes to reduce concentrated flow..

In addition, the proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve

the overall water quality in County watersheds. As a result, the project will not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

..	Potentially Significant Impact	..	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	p	No Impact

Discussion/Explanation:

No Impact: The project will obtain its water supply from the Rainbow Municipal Water District that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes 4-lot and a remainder lot residential subdivision. . As outlined in the Storm water Management Plan (SWMP) dated July 7, 2010 and prepared by Snipes-Dye Associates, the project will implement the following site design measures, source control, and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff: vegetated swales and permeable

pavers. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMP's that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons, based on a Drainage Study prepared by Snipes-Dye Associates on July 3, 2007:

- a. Drainage will be conveyed to either natural drainage channels or approved drainage facilities.
- b. The project will not increase water surface elevation in a watercourse with a watershed equal to or greater one square mile by "2/10 of a foot" or more in height.
- c. The project will not increase surface runoff exiting the project site equal to or greater than one cubic foot/second.

Therefore, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Moreover, the project will not contribute to a cumulatively considerable alteration

or a drainage pattern or increase in the rate or amount of runoff, because the project will not substantially increase water surface elevation or runoff exiting the site, as detailed above.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Based on a Drainage Study prepared by Snipes-Dye Associates on July 3, 2007, this project will decrease the peak discharge from the project site and all existing drainage facilities will adequately transported the project stormwater runoffs offsite.

- h) Provide substantial additional sources of polluted runoff?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes the following potential sources of polluted runoff: construction activities associated with single family dwellings. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable: rural swales, curb cuts to landscaping, pitch pavements toward landscaping, downspout to swale, reuse of native soil, smart irrigation systems, minimize cut and fill to reduce slope lengths, rounding and shaping slopes to reduce concentrated flow. Refer to IX Hydrology and Water Quality Questions a, b, c, for further information.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

..	Potentially Significant Impact	..	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	p	No Impact

Discussion/Explanation:

No Impact: No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site [or off-site improvement locations]; therefore, no impact will occur.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

.. Potentially Significant Impact	.. Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	p No Impact

Discussion/Explanation:

No Impact: No 100-year flood hazard areas were identified on the project site [or off-site improvement locations]; therefore, no impact will occur.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

.. Potentially Significant Impact	.. Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	p No Impact

Discussion/Explanation:

No Impact: The project site lies outside any identified special flood hazard area. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

.. Potentially Significant Impact	.. Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	p No Impact

Discussion/Explanation:

No Impact: The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.

Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

m) Inundation by seiche, tsunami, or mudflow?

..	Potentially Significant Impact	..	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	p	No Impact

Discussion/Explanation:

i. SEICHE

No Impact: The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

No Impact: The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

No Impact: Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. Also, staff geologist Jim Bennett has determined that the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

X. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

..	Potentially Significant Impact	..	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	p	No Impact

Discussion/Explanation:

No Impact: The project does not propose the introduction of new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project is subject to the Regional Land Use Element Policy 1.3 (EDA) Estate Development Area and General Plan Land Use Designation (17) Estate Residential. The General Plan requires minimum gross parcel sizes of 2 acres where the average slope of a proposed parcel does not exceed 25% and 4 acres where the average slope of a proposed parcel is greater than 25%. The General Plan requires a density of 0.5 dwelling units per acre where the average slope of a proposed parcel does not exceed 25% and 0.25 dwelling units per acre where the average slope of a proposed parcel is greater than 25%. The proposed project has gross parcel sizes and density that are consistent with the General Plan. The proposed project is consistent with the policies of the Bonsall Community Plan. The current zone is RR.5, which requires a net minimum lot size of 2 acres. The proposed project is consistent with the Zoning Ordinance requirements for minimum lot size.

XI. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Potential Mineral Resource Significance” (MRZ-3). The project site is on a known sand and gravel mine, quarry, or gemstone deposit.

However, the project site is surrounded by densely developed land uses including single family residences and agricultural operations which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the

project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

..	Potentially Significant Impact	..	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	p	No Impact

Discussion/Explanation:

No Impact: The project site is zoned RR.5, which is not considered to be an Extractive Use Zone (S-82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000).

Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XII. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

..	Potentially Significant Impact	..	Less than Significant Impact
p	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project consists of the subdivision of 19.91 acres into four residential parcels and a remainder parcel and will be occupied by residential use. Based on a site visit completed by Tim Taylor on April 27, 2007 and as described in the Noise Analysis prepared by Investigative Science and Engineering, Inc. (ISE) and received on November 5, 2007, the surrounding area is zoned agriculture to the east and a small area to the northeast is zoned commercial. Future traffic noise impacts are primarily from Mission Road located adjacent to the project site to the east. Future traffic noise levels will be as high as 55.9 dBA CNEL at the eastern pad edge of Parcel 4. The future traffic 60 dBA CNEL noise contour line will be located approximately 425 feet from the Mission Road centerline which falls at the eastern pad edge of the Remainder Parcel. A noise protection easement will be dedicated as a condition of approval to ensure any future proposed noise sensitive land uses within the noise easement will comply with County noise standards. The project will not expose

people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive area to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of CNEL 60 dB(A), modifications must be made to project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Based on a Noise Analysis prepared by ISE and received on November 5, 2007, project implementation will not expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). Future traffic noise impacts are primarily from Mission Road located adjacent to the project site to the east. Based on the model results within the noise report, no exterior noise mitigation is necessary for noise sensitive land uses. Future traffic noise levels will be as high as 55.9 dBA CNEL at the eastern pad edge of Parcel 4. The future traffic 60 dBA CNEL noise contour line will be located approximately 425 feet from the Mission Road centerline which falls at the eastern pad edge of the Remainder Parcel. The proposed pads within each parcel of the subdivision does not fall within the 60 dBA CNEL noise contour line. Staff recommends a noise protection easement to ensure than any new proposal of noise sensitive land uses within the 60 dBA CNEL noise contour will comply with County noise standards. Due to the distance of Mission Road and the locations of pads within the project, the proposed subdivision will comply with the County of San Diego General Plan Noise Element, 4b.

Noise Ordinance – Section 36-404

Based on a Noise Analysis prepared by ISE and received on November 5, 2004, non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36-404) at or beyond the project's property line. The site is zoned RR.5 that has a one-hour average nighttime sound limit of 45 dBA. The adjacent properties to the east are zoned A70 and also have one-hour average nighttime sound limit of 45 dBA. Adjacent properties to the northeast is zoned C36 and has aon-hour average nighttime sound limit of 55 dBA. The sound level limit at a location on a boundary between two zoning districts are the arithmetic mean of the respective limits of the two districts. The proposed project subdivision noise levels at the adjoining properties will not exceed County Noise Standards.

Noise Ordinance – Section 36-410

Based on a Noise Analysis prepared by ISE and received on November 5, 2007, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36-410). Construction operations will

occur only during permitted hours of operation pursuant to Section 36-410. Also, It is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b) and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes residences where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are typically setback more than 50 feet from any County Circulation Element (CE) roadway using rubber-tired vehicles with projected groundborne noise or vibration contours of 38 VdB or less; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 50 feet from the roadway centerline for heavy-duty truck activities would insure that these proposed uses or operations do not have any chance of being impacted significantly by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment* 1995, Rudy Hendriks, *Transportation Related Earthborne Vibrations* 2002). This setback insures that this project site will not be affected by any future projects that may support sources of groundborne vibration or groundborne noise related to the adjacent roadways.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area.

Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project involves the following permanent noise sources that may increase the ambient noise level: vehicle traffic from nearby roadways and typical residential activities. As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels based on review of the project by County staff and a Noise Analysis prepared by ISE received on November 5, 2007. Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level.

The project will not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

.. Potentially Significant Impact	.. Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	p No Impact

Discussion/Explanation:

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

.. Potentially Significant Impact	.. Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	p No Impact

Discussion/Explanation:

No Impact: The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

XIII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- | | |
|-------------------------------------------------------|---------------------------------|
| .. Potentially Significant Impact | .. Less than Significant Impact |
| .. Less Than Significant With Mitigation Incorporated | p No Impact |

Discussion/Explanation:

No Impact: The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|-------------------------------------------------------|---------------------------------|
| .. Potentially Significant Impact | .. Less than Significant Impact |
| .. Less Than Significant With Mitigation Incorporated | p No Impact |

Discussion/Explanation:

No Impact: The proposed project will not displace existing housing since the site is currently vacant. The addition of 5 dwelling units will yield a net gain of available housing.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|-------------------------------------------------------|---------------------------------|
| .. Potentially Significant Impact | .. Less than Significant Impact |
| .. Less Than Significant With Mitigation Incorporated | p No Impact |

Discussion/Explanation:

No Impact: The proposed project will not displace a substantial number of people since the site is currently vacant.

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause

significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

..	Potentially Significant Impact	..	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	p	No Impact

Discussion/Explanation:

No Impact: Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts: North County Fire Protection District, Rainbow Municipal Water District, Bonsall Union School District, and Fallbrook Union High School District. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

..	Potentially Significant Impact	p	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project involves a residential subdivision that will increase the use of existing neighborhood and regional parks or other recreational facilities. To avoid substantial physical deterioration of local recreation facilities the project will be required to pay fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication

Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The proposed project opted to pay park fees. Therefore, the project meets the requirements set forth by the PLDO for adequate parkland dedication and thereby reducing impacts, including cumulative impacts to local recreational facilities. The project will not result in significant cumulative impacts, because all past, present and future residential projects are required to comply with the requirements of PLDO. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

With regard to regional recreational facilities, there are over 21,765 acres of regional parkland owned by the County, which exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive acreage of existing publicly owned lands that can be used for recreation, the project will not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland. Moreover, the project will not result in a cumulatively considerable deterioration or accelerated deterioration of regional recreation facilities because even with all past, present and future residential projects a significant amount of regional recreational facilities will be available to County residents.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

.. Potentially Significant Impact	.. Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	p No Impact

Discussion/Explanation:

No Impact: The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

XVI. TRANSPORTATION AND TRAFFIC -- Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and

relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

..	Potentially Significant Impact	..	Less than Significant Impact
p	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation: The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards and Public Facilities Element (PFE), the County of San Diego Transportation Impact Fee Program and the Congestion Management Program.

Less Than Significant With Mitigation Incorporated: The proposed project will result in an additional 60 ADT. However, the project will not have a direct impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for direct impacts related to Traffic and Transportation. As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the project would not have a direct impact related to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system.

The proposed project generates 60 ADT. These trips will be distributed on circulation element roadways in the County some of which currently or are projected to operate at inadequate levels of service. The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The TIF program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. These new projects were based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan,

which considers freeway buildout over the next 30 years, will use funds from TransNet, State, and Federal funding to improve freeways to projected level of service objectives in the RTP.

These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. By ensuring TIF funds are spend for the specific roadway improvements identified in the TIF Program, the CEQA mitigation requirement is satisfied and the Mitigation Fee nexus is met. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

..	Potentially Significant Impact	þ	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation: The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

Less Than Significant Impact: The project proposes an increase of 60 ADTs. The additional 60 ADTs from the proposed project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program. Additionally, the project does not involve construction of any new buildings, nor does it propose a new primary use. The additional access or support structures will not generate ADTs on a daily basis. Therefore the project will not conflict with travel demand measures or other standards of the congestion management agency.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

..	Potentially Significant Impact	..	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	b	No Impact

Discussion/Explanation:

No Impact: The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport; therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not significantly alter traffic safety on Emerald Hills Road and North River Road. A safe and adequate sight distance shall be required at all driveways and intersections to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Private Road Standards. The proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

- e) Result in inadequate emergency access?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not result in inadequate emergency access. The San Diego County Fire Authority, which is the Fire Authority Having Jurisdiction, has reviewed the proposed project and associated emergency access roadways and has determined that there is adequate emergency fire access proposed. The project proposes a secondary access road connecting to a frontage

road off of SR-76. Additionally, roads used will be required to be improved to County standards.

f) **Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project is residential subdivision. and will generate 60 ADT. Project implementation will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities. Therefore, the project will not conflict with policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project involves 5 proposed onsite wastewater systems. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design

Criteria.” DEH approved the project’s OSWS on September 9, 2010. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized, local public agency.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

“	Potentially Significant Impact	“	Less than Significant Impact
“	Less Than Significant With Mitigation Incorporated	p	No Impact

Discussion/Explanation:

No Impact: The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. Based on the service availability forms received, the project will not require construction of new or expanded water or wastewater treatment facilities. Service availability forms have been provided which indicate adequate water and/or wastewater treatment facilities are available to the project from the following agencies/districts: Rainbow Municipal Water District. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

“	Potentially Significant Impact	p	Less than Significant Impact
“	Less Than Significant With Mitigation Incorporated	“	No Impact

Discussion/Explanation

Less Than Significant Impact: The project involves new and/or expanded storm water drainage facilities. The new and/or expanded facilities include a proposed concrete brow ditch. Refer to the Storm water Management Plan dated July 7, 2010 for more information. However, as outlined in this Environmental Analysis Form, the new and/or expanded facilities will not result in adverse physical effect on the environment. Specifically, refer to Sections I-XVII for more information.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project requires water service from the Rainbow Municipal Water District. A Service Availability Letter from the Rainbow Municipal Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

..	Potentially Significant Impact	..	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	b	No Impact

Discussion/Explanation:

No Impact: The proposed project will rely completely on an on-site wastewater system (septic system); therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

..	Potentially Significant Impact	b	Less than Significant Impact
..	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

Less Than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there

is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

- | | | | |
|----|----------------------------------------------------|----|------------------------------|
| .. | Potentially Significant Impact | p | Less than Significant Impact |
| .. | Less Than Significant With Mitigation Incorporated | .. | No Impact |

Discussion/Explanation:

Less than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- | | | | |
|----|----------------------------------------------------|----|------------------------------|
| .. | Potentially Significant Impact | .. | Less than Significant Impact |
| p | Less Than Significant With Mitigation Incorporated | .. | No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have

been evaluated as significant would be potentially impacted by the project, particularly biological and cultural resources. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes breeding season avoidance, off-site mitigation, and archaeological grading monitoring. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

.. Potentially Significant Impact	.. Less than Significant Impact
.. Less Than Significant With Mitigation Incorporated	.. No Impact

Discussion/Explanation:

FOR ALL RESPONSES

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER
De Jong Major Subdivision	TM 4730
Mirpour Site Plan	S 96-005
Janos Hill Minor Subdivision	TPM 20182
Yuan Minor Subdivision	TPM 21150
Hidden Grove Estates Minor Subdivision	TPM 20823
Anderson Minor Subdivision	TPM 21155
Bane Minor Subdivision	TPM 20394
Malek Minor Subdivision	TPM 20365
Golf Green Estates Major Subdivision	TM 5498
Touchstone Administrative Permit	AD 03-077

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to Traffic and Transportation. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes the payment of the Transportation Impact Fee. As a result of this evaluation, there is no substantial evidence that, after mitigation,

there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

..	Potentially Significant Impact	..	Less than Significant Impact
p	Less Than Significant With Mitigation Incorporated	..	No Impact

Discussion/Explanation:

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to the following: Hazards, Noise, and Transportation and Traffic. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes a secondary access road, noise restriction easement, and payment of the Transportation Impact Fee. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XIX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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Acoustical Site Assessment Report, Investigative Science and Engineering, Inc., June 19, 2007

Local Agricultural Resources Assessment (LARA), Katie Hughes, December 13, 2007

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(<http://www.leginfo.ca.gov/>)

California Scenic Highway Program, California Streets and Highways Code, Section 260-283.
(<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)

County of San Diego, Department of Planning and Land Use. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910, 6322-6326.
(www.co.san-diego.ca.us)

County of San Diego, Board Policy I-73: Hillside Development Policy. (www.co.san-diego.ca.us)

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California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997. (www.consrv.ca.gov)

California Farmland Conservancy Program, 1996. (www.consrv.ca.gov)

California Land Conservation (Williamson) Act, 1965. (www.ceres.ca.gov, www.consrv.ca.gov)

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County of San Diego Agricultural Enterprises and Consumer Information Ordinance, 1994, Title 6, Division 3, Ch. 4. Sections 63.401-63.408. (www.amlegal.com)

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